



City of North Port

ORDINANCE NO. 2020-04

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, ESTABLISHING THE CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT, PURSUANT TO CHAPTER 190, FLORIDA STATUTES; SPECIFYING GENERAL AND SPECIAL POWERS OF THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; PROVIDING FOR THE ADMINISTRATION, OPERATION, MAINTENANCE, AND FINANCING OF THE DISTRICT; NAMING THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS FOR THE DISTRICT; PROVIDING FOR THE DISTRIBUTION OF FACILITIES AND SERVICES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature created and amended Chapter 190, Florida Statutes to provide an alternative method to finance and manage basic services for community development; and

WHEREAS, Sabal Trace Development Partners, LLC, a Florida limited liability company (“Petitioner”) has petitioned the City of North Port to adopt an ordinance establishing the Central Parc Community Development District (“District”) pursuant to Chapter 190, Florida Statutes; and

WHEREAS, Petitioner has provided the statutory legal requirements for the petition pursuant to Section 190.005(1)(a) and (2)(e), Florida Statutes, and the petition includes the metes and bounds legal description of the property; the written consent to the establishment of the district by all landowners; the designation of the initial members of the board of supervisors; the proposed name of the District; the map of the proposed district; the proposed timeline for construction of the district services and the estimated cost of constructing the proposed services; the future general distribution, location and extent of public and private uses of the land; and a statement of the estimated regulatory costs as required by Section 120.541, Florida Statutes; and

WHEREAS, the Development Master Plan 2019-18-071 for the District property, approved by the City Commission on July 23, 2019, identifies all potable water, sanitary sewer and stormwater infrastructure proposed for service within the District boundaries, including a map showing major trunk water mains, sewer interceptors and stormwater outfalls; and

WHEREAS, the City of North Port Commissioners find that creating the District and instilling in it the general and special powers described below serves the public health, safety, and welfare of the citizens of the City of North Port.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA:

SECTION 1 – FINDINGS

- 39
40 1.01 The recitals outlined above are incorporated by reference as findings of fact as if expressly set
41 forth herein.
- 42 1.02 On February 4, 2020, the City Commission of the City of North Port held a properly-noticed public
43 hearings in accordance with the requirements and procedures of Section 190.005(2), Florida
44 Statutes (2019). Based on the record of the public hearing, the City Commission finds that:
- 45 a. All statements contained within the petition are true and correct; and
- 46 b. The establishment of the District is not inconsistent with any applicable element or portion of
47 the state comprehensive plan or the City of North Port Comprehensive Plan adopted on June
48 27, 2017, as amended; and
- 49 c. The area of land within the District is of sufficient size, is sufficiently compact, and is
50 sufficiently contiguous to be developable as one functional interrelated community; and
- 51 d. The District is the best alternative available for delivering community development services
52 and facilities to the area that will be served by the District; and
- 53 e. The proposed services and facilities to be provided by the District will not be incompatible
54 with the capacity and uses of existing local and regional community development services and
55 facilities; and
- 56 f. The area that will be served by the District is amenable to separate special-district
57 government.
58

59 **SECTION 2 – AUTHORITY**

- 60
61 2.01 This ordinance is adopted in compliance with and pursuant to the Uniform Community
62 Development District Act of 1980 codified in Chapter 190, Florida Statutes. Nothing contained
63 herein shall constitute an amendment to any land development approvals for the land area
64 included with the District.
65

66 **SECTION 3 – DISTRICT CREATION**

- 67
68 3.01 There is hereby created a community development district situated entirely within the City of
69 North Port, Florida, which shall be known as the “Central Parc Community Development District.”
70 3.02 The external boundaries of the District encompass ±207.6 acres, as described in Exhibit A attached
71 hereto and incorporated as if set forth herein.
72

73 **SECTION 4 – DISTRICT POWERS AND FUNCTIONS**

- 74
75 4.01 The powers and functions of the District are described in Section 190.011, Florida Statutes, which
76 provides for the administration, operation, maintenance, and financing of the District.
77
78 4.02 Consent is hereby given to the District’s Board of Supervisors to finance, fund, plan, establish,
79 acquire, construct, reconstruct, enlarge or extend, equip, operate, and maintain systems and
80 facilities for parks and facilities for indoor and outdoor recreational, cultural, and educational

81 uses, and for security, all as authorized and described by Sections 190.012(2)(a) and (2)(d), Florida
82 Statutes (2019).

83

84 **SECTION 5 – BOARD OF SUPERVISORS**

85

86 5.01 The five persons designated to serve as initial members of the District’s Board of Supervisors are
87 as follows:

88

89 Name: Mark R. Gerenger
90 Address: 52 Riley Road, Unit 155
91 Celebration, FL 34747

92

93 Name: Kim B. Fields
94 Address: 521 NE Spanish Trail
95 Boca Raton, FL 33432

96

97 Name: Michael A. Graves
98 Address: 1875 W. Main Street
99 Bartow, FL 33830

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101 Name: Dee Kirby
102 Address: 6343 Laurel Court
103 Macclenny, FL 32063

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105 Name: Richard J. Dowling
106 301 W. Platt Street, Suite 368
107 Tampa, FL 33606

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109 **SECTION 6 – DISTRIBUTION OF PROPOSED FACILITIES AND SERVICES**

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111 6.01 The proposed facilities and services distribution within the District are described in Exhibit B,
112 attached hereto and incorporated as if set forth herein.

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114 **SECTION 7 – CONFLICTS**

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116 7.01 In the event of any conflict between the provisions of this ordinance and any other ordinance or
117 portions thereof, the provisions of this ordinance shall prevail to the extent of such conflict.

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119

120 **SECTION 8 – SEVERABILITY**

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122 8.01 If any section, subsection, sentence, clause, phase, or provision of this ordinance is for any reason
123 held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be
124 deemed a separate, distinct, and independent provision and such holding shall not affect the
125 validity of the remaining portions hereof.

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127 **SECTION 9 – EFFECTIVE DATE**

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129 9.01 This ordinance shall take effect immediately upon adoption by the City Commission of the City of
130 North Port, Florida.

131
132
133 READ BY TITLE ONLY at first reading by the City Commission of the City of North Port, Florida in public
134 session the ____ day of _____ 2020.

135
136 PASSED AND DULY ADOPTED by the City Commission of the City of North Port, Florida on the second and
137 final reading in public session on this ____ day of _____ 2020.

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CITY OF NORTH PORT, FLORIDA

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DEBBIE MCDOWELL
MAYOR

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ATTEST

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HEATHER TAYLOR, CMC
INTERIM CITY CLERK

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APPROVED AS TO FORM AND CORRECTNESS

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AMBER L. SLAYTON
CITY ATTORNEY

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CENTRAL PARC CDD

PARCEL I

A PORTION OF SECTIONS 28, 29, 32 AND 33, TOWNSHIP 39 SOUTH, RANGE 21 EAST, SARASOTA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE, PER PLAT THEREOF RECORDED IN PLAT BOOK 19 AT PAGES 32 AND 32-A THROUGH 32-C IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA;

THENCE S.21°12'00"W. A DISTANCE OF 80.00 FEET TO THE NORTHWESTERLY CORNER OF LOT 60, BLOCK ONE IN THE AFORESAID NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE;

THENCE CONTINUE S.21°12'00"W., ALONG THE WESTERLY BOUNDARY LINE OF SAID NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE, A DISTANCE OF 233.67 FEET TO THE POINT OF BEGINNING;

THENCE S.13°38'52"E., ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 674.01 FEET TO THE POINT OF CURVATURE OF A 275.00 FOOT RADIUS CURVE TO THE LEFT, WITH THE CENTER POINT OF SAID CURVE BEARING N.76°21'08"E.;

THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SAID WESTERLY BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 65°22'48" A DISTANCE OF 313.80 FEET TO A POINT ON THE ARC OF SAID CURVE;

THENCE LEAVING THE ARC OF SAID CURVE, N.76°21'08"E., ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 707.14 FEET;

THENCE S.67°08'07"E., ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 128.83 FEET;

THENCE S.62°59'35"W., ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 101.03 FEET;

THENCE S.76°21'08"W., ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 511.42 FEET TO A POINT ON THE ARC OF A NON-TANGENT 225.00 FOOT RADIUS CURVE TO THE LEFT, WITH THE CENTER POINT BEARING S.52°35'23"E.;

THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 113°47'29", A DISTANCE OF 446.86 FEET TO A POINT ON THE ARC OF SAID CURVE; THENCE LEAVING THE ARC OF SAID CURVE, N.76°21'08"E., ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 213.08 FEET;

THENCE S.13°38'52"E., ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 330.63 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID SECTION 28, TOWNSHIP 39 SOUTH, RANGE 21 EAST BEARING S.89°31'55"E., A DISTANCE OF 802.10 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 28 WHICH IS COMMON TO THE SOUTHEAST CORNER OF SECTION 29, THE NORTHEAST CORNER OF SECTION 32 AND THE NORTHWEST CORNER OF SECTION 33 ALL IN SAID TOWNSHIP 39 SOUTH, RANGE 21 EAST;

THENCE CONTINUE S.13°38'52"E. ALONG SAID WESTERLY BOUNDARY OF NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE A DISTANCE OF 58.18 FEET;

THENCE S.44°30'00"E., ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 300.40 FEET TO THE SOUTHEASTERLY CORNER OF LOT 18, BLOCK ONE, AFORESAID NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE WHICH IS THE MOST NORTHERLY CORNER OF

NORTH PORT CHARLOTTE COUNTRY CLUB UNIT THREE, PER PLAT THEREOF RECORDED IN PLAT BOOK 33, PAGES 50 AND 50A, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID NORTH PORT CHARLOTTE COUNTRY CLUB UNIT THREE THE FOLLOWING 4 COURSES, S.45°30'00"W. A DISTANCE OF 60.00 FEET;

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THENCE S. 09°08'12"E. A DISTANCE OF 331.05 FEET;
THENCE S.02°52'43"W. A DISTANCE OF 931.00 FEET;
THENCE S.27°52'00"W. A DISTANCE OF 252.17 FEET TO THE POINT OF CURVATURE OF A 156.17 FOOT RADIUS CURVE TO THE RIGHT, WITH THE CENTER POINT OF SAID CURVE BEARING N.62°08'00"W.;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°12'10", A DISTANCE OF 155.92 FEET TO A POINT OF REVERSE CURVATURE WITH A 275.00 FOOT RADIUS CURVE TO THE LEFT, WITH THE CENTER POINT OF SAID CURVE BEARING S.04°55'50"E.;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY BOUNDARY THROUGH A CENTRAL ANGLE OF 64°25'44" A DISTANCE OF 309.24 FEET TO THE SOUTHWEST CORNER OF AFORESAID NORTH PORT CHARLOTTE COUNTRY CLUB UNIT THREE WHICH IS ON THE NORTHERLY RIGHT-OF-WAY LINE OF GREENWOOD AVENUE (100 FEET WIDE) AS PLATTED IN NORTH PORT CHARLOTTE COUNTRY CLUB UNIT TWO, PER PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGES 37 AND 37A THROUGH 37C, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA;

THENCE N.69°21'34"W., ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 68.97 FEET TO THE SOUTHEAST CORNER OF BLOCK 3 IN SAID NORTH PORT CHARLOTTE COUNTRY CLUB UNIT TWO;

THENCE ALONG THE BOUNDARY OF SAID BLOCK 3 THE FOLLOWING 12 COURSES, N.15°29'25"W. A DISTANCE OF 361.35 FEET TO THE POINT OF CURVATURE OF A 685.00 FOOT RADIUS CURVE TO THE RIGHT WITH THE CENTER POINT BEARING N.74°30'35"E.;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°28'36", A DISTANCE OF 256.76 FEET TO A POINT OF TANGENCY;

THENCE N.05°59'11"E., A DISTANCE OF 117.89 FEET TO THE POINT OF CURVATURE OF A 3,000.00 FOOT RADIUS CURVE TO THE LEFT WITH THE CENTER POINT BEARING S.84°00'49"E.;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE 05°55'49", A DISTANCE OF 310.51 FEET TO A POINT OF TANGENCY;

THENCE N.00°03'22"E. A DISTANCE OF 132.71 FEET TO A POINT ON THE ARC OF A 1,260.00 FOOT RADIUS NON-TANGENT CURVE WITH THE CENTER POINT BEARING N.53°46'43"E.;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°18'44", A DISTANCE OF 380.72 FEET;

THENCE LEAVING THE ARC OF SAID CURVE N.79°14'40"W. A DISTANCE OF 148.65 FEET;

THENCE S.25°37'28"W. A DISTANCE OF 76.15 FEET TO A POINT ON THE EAST LINE OF SECTION 32, TOWNSHIP 39 SOUTH, RANGE 21 EAST BEARING S.00°31'18"E. A DISTANCE OF 576.55 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 32 AS REFERENCED ON THE AFORESAID RECORDED PLAT;

THENCE CONTINUE S.25°37'28"W. A DISTANCE OF 352.40 FEET TO THE POINT OF CURVATURE OF A 1,800.00 FOOT RADIUS CURVE TO THE RIGHT, WITH A CENTER POINT BEARING N.64°22'32"W.;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°25'11", A DISTANCE OF 672.92 FEET TO A POINT OF TANGENCY;

THENCE S.47°02'39"W. A DISTANCE OF 314.34 FEET;

THENCE S.19°12'49" E. A DISTANCE OF 229.37 FEET TO THE SOUTHWEST CORNER OF AFORESAID BLOCK 3 ON THE NORTHERLY RIGHT-OF-WAY LINE OF GREENWOOD AVENUE AS SHOWN ON SAID RECORDED PLAT OF NORTH PORT CHARLOTTE COUNTRY CLUB UNIT TWO;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF GREENWOOD AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 1697, PAGES 929 AND 930, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA THE FOLLOWING 3 COURSES S.70°47'11"W. A DISTANCE OF 69.44 FEET TO THE POINT OF CURVATURE OF A 350.00 FOOT RADIUS CURVE TO THE RIGHT WITH THE CENTER POINT BEARING N.19°12'49"W.;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°53'10" A DISTANCE OF 243.65 FEET TO A POINT OF TANGENCY;

THENCE N.69°19'39"W. A DISTANCE OF 1041.94 FEET;

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THENCE LEAVING THE RIGHT-OF-WAY OF GREENWOOD AVENUE N.22°14'25"W. A DISTANCE OF 232.52 FEET;
THENCE N.05°09'40"E. A DISTANCE OF 133.96 FEET;
THENCE N.09°47'12"E. A DISTANCE OF 637.41 FEET;
THENCE N.00°27'44"W. A DISTANCE OF 252.77 FEET;
THENCE N.00°07'11"W. A DISTANCE OF 230.00 FEET;
THENCE N.42°58'51 "W. A DISTANCE OF 196.78 FEET;
THENCE S.89°14'59"W. A DISTANCE OF 85.60 FEET;
THENCE N.42°12'50"W. A DISTANCE OF 109.58 FEET;
THENCE N.23°18'07"W. A DISTANCE OF 150.51 FEET;
THENCE N.65°05'38"W. A DISTANCE OF 109.88 FEET;
THENCE N.20°00'36"W. A DISTANCE OF 69.50 FEET;
THENCE N.05°33'24"E. A DISTANCE OF 92.98 FEET;
THENCE N.31°38'55"E. A DISTANCE OF 122.29 FEET;
THENCE N.51°57'16"E. A DISTANCE OF 77.05 FEET;
THENCE N.14°47'40"E. A DISTANCE OF 125.91 FEET;
THENCE N.38°14'00"E. A DISTANCE OF 60.72 FEET;
THENCE N.24°07'41"W. A DISTANCE OF 386.77 FEET;
THENCE N.05°55'09"E. A DISTANCE OF 164.43 FEET;
THENCE N.88°58'08"W. A DISTANCE OF 227.04 FEET;
THENCE S.39°01'51 "W. A DISTANCE OF 217.73 FEET;
THENCE S.82°22'06"W. A DISTANCE OF 608.57 FEET;
THENCE S.89°17'43"W. A DISTANCE OF 28.34 FEET;
THENCE S.44°21'26"W. A DISTANCE OF 50.00 FEET;
THENCE N.45°48'39"W. A DISTANCE OF 249.21 FEET;
THENCE S.89°59'18"W. A DISTANCE OF 69.98 FEET;
THENCE N.62°19'34"W. A DISTANCE OF 87.07 FEET TO A POINT ON THE ARC OF A 3,136.58 FOOT RADIUS CURVE WITH THE CENTER POINT BEARING S.84°15'00"E. ;
THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°29'49", A DISTANCE OF 246. 18 FEET;
THENCE S.79°45'11"E., RADIAL TO THE LAST CURVE, A DISTANCE OF 76.60 FEET TO A POINT ON THE ARC OF A 290.00 FOOT RADIUS CURVE WITH THE CENTER POINT BEARING S.79°45'11"E. ;
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°34'49", A DISTANCE OF 250.95 FEET;
THENCE N.59°49'38"E. A DISTANCE OF 476.48 FEET;
THENCE S.81°06'29"E. A DISTANCE OF 281.17 FEET;
THENCE N.52°22'52"E. A DISTANCE OF 236.57 FEET;
THENCE N.18°50'44"W. A DISTANCE OF 162.44 FEET;
THENCE N.18°59'48"E. A DISTANCE OF 266.03 FEET TO THE POINT OF CURVATURE OF A 230.00 FOOT RADIUS CURVE TO THE LEFT, WITH THE CENTER POINT BEARING N.71°00'12"W. ;
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°18'09", A DISTANCE OF 161.78 FEET;
THENCE LEAVING SAID CURVE N.45°26'23"E. A DISTANCE OF 203.80 FEET;
THENCE N.89°59'57"E. A DISTANCE OF 190.00 FEET;
THENCE S.45°34'34"E. A DISTANCE OF 423.96 FEET;
THENCE S.27°44'18"E. A DISTANCE OF 270.11 FEET;
THENCE S.07°51'12"E. A DISTANCE OF 878.24 FEET TO THE POINT OF CURVATURE OF A 290.00 FOOT RADIUS CURVE TO THE LEFT, WITH THE CENTER POINT BEARING N.82°09'11"E. ;
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 59°09'44", A DISTANCE OF 299.45 FEET;
THENCE LEAVING SAID CURVE S.00°00'00"E. A DISTANCE OF 150.00 FEET;
THENCE S.08°00'44"E. A DISTANCE OF 265.03 FEET;
THENCE S.82°19'14"E. A DISTANCE OF 73.49 FEET;

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THENCE S.20°34'37"E. A DISTANCE OF 373.99 FEET;
THENCE S.25°20'41"W. A DISTANCE OF 276.53 FEET;
THENCE S.25°53'48"E. A DISTANCE OF 179.85 FEET;
THENCE S.72°42'22"E. A DISTANCE OF 432.37 FEET;
THENCE N.73°47'42"E. A DISTANCE OF 159.34 FEET;
THENCE N.19°41'55"E. A DISTANCE OF 430.17 FEET;
THENCE N.36°26'12"W. A DISTANCE OF 776.03 FEET;
THENCE N. 10°04'09"E. A DISTANCE OF 206.48 FEET;
THENCE N.56°34'31"E. A DISTANCE OF 149.54 FEET;
THENCE N.24°42'09"E, A DISTANCE OF 550.36 FEET;
THENCE N.75°57'50"E. A DISTANCE OF 206.16 FEET;
THENCE S.54°34'16"E. A DISTANCE OF 317.41 FEET TO THE POINT OF BEGINNING.

CONTINING 9,019,275 SQUARE FEET, OR 207.054 ACRES, MORE OR LESS

TOGETHER WITH;

PARCEL IV:

A PORTION OF SECTION 29, TOWNSHIP 39 SOUTH, RANGE 21 EAST, SARASOTA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE, PER PLAT THEREOF RECORDED IN PLAT BOOK 19, AT PAGES 32 AND 32-A THROUGH 32-C IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE S.21°12'00"W. A DISTANCE OF 80.00 FEET TO THE NORTHWESTERLY CORNER OF LOT 60, BLOCK ONE IN THE AFORESAID NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE, SAID NORTHWESTERLY COMER ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF APPOMATTOX BOULEVARD AS PLATTED IN THE FIFTY-SECOND ADDITION TO PORT CHARLOTTE SUBDIVISION, AS RECORDED IN PLAT BOOK 2 L AT PAGES 13, 13-A THROUGH 13-NN IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND THE POINT OF BEGINNING;
THENCE CONTINUE S. 21°12'00"W. A DISTANCE OF 233.67 FEET TO THE NORTHERLY BOUNDARY OF SABAL TRACE COUNTRY CLUB;
THENCE N.54°34'16"W., A DISTANCE OF 103.17 FEET;
THENCE LEAVING SAID NORTHERLY BOUNDARY N.21°12'00"E., A DISTANCE OF 208.31 FEET TO THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF APPOMATTOX BOULEVARD;
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, S.68°48'00"E. A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 22,100 SQUARE FEET, OR 0.507 ACRES, MORE OR LESS.

HAVING A COMBINED TOTAL AREA OF 9,041,375 SQUARE FEET, OR 207.561 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE WHERE THE WEST LINE OF BLOCK 1, NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE BEARS S.13°28'34"E.

Exhibit 7

PROPOSED FACILITIES AND SERVICES

CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT

Facility	Financed By	Ownership	Operation and Maintenance
Potable Water	CDD	CITY	CITY
Sanitary Sewer	CDD	CITY	CITY
Internal Roadways	CDD	CDD	CDD
Offsite Roadways	CDD	CITY	CITY
Street Lights	CDD (lease)	FPL	FPL
Storm Water and Surface Water Management (including Berms)	CDD	CDD	CDD
Conservation and Mitigation	CDD	CDD	CDD
Streetscape, Landscape, Gates, Walls and Fencing	CDD	CDD	CDD
Parks and Paths	CDD	CDD	CDD

Key:

CDD = Central Parc Community Development District

CITY = City of North Port

FPL = Florida Power & Light